

**FOR SALE**

VALUE-ADD SHOPPING CENTER

**1200 S FEDERAL HWY  
DANIA BEACH, FL 33004**



**APEX**  
CAPITAL REALTY



# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

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# PROPERTY DESCRIPTION

**1200 S FEDERAL HWY DANIA BEACH, FL 33004**

APEX Capital Realty is proud to present 1200 Plaza, a prime 6-bay retail shopping plaza situated on the highly trafficked Federal Highway corridor. Located in the heart of Dania Beach, the property features a nearly half-acre footprint with on-site parking and 135 FT of frontage.

A great value-add opportunity, all of the current tenants are either already expired or coming up on expiration in July 2023 and are at well-below market rents. This affords an investor or end-user great flexibility as the asset is not encumbered with long-term leases. An investor may opt to adjust rents to be more in-line with the current market or seek to re-tenant the building entirely. Conversely, an owner-user may elect to re-purpose the entire building for his or her own use.

Minutes from Ocean Drive, Fort Lauderdale International Airport, Port Everglades, Dania Beach Casino, Dania Pointe and the major I-595 and I-95 thoroughfares.



<b>Total Building Area</b>	6,970 SF
<b>Lot Size</b>	18,049 SF (0.41 Acres)
<b>Zoning</b>	SFED-MU (South Federal Mixed-Use District)
<b>Frontage</b>	135 FT
<b>Allowable Uses</b>	Retail, Office, Restaurant, Multifamily, Mixed-Use, Place of Worship & more
<b>Max. Height</b>	4 stories by right; up to an additional 4 stories with incentives
<b>Max Density</b>	10 Units by right (20 units W/ density bonus)
<b>Asking Price</b>	\$2,295,000

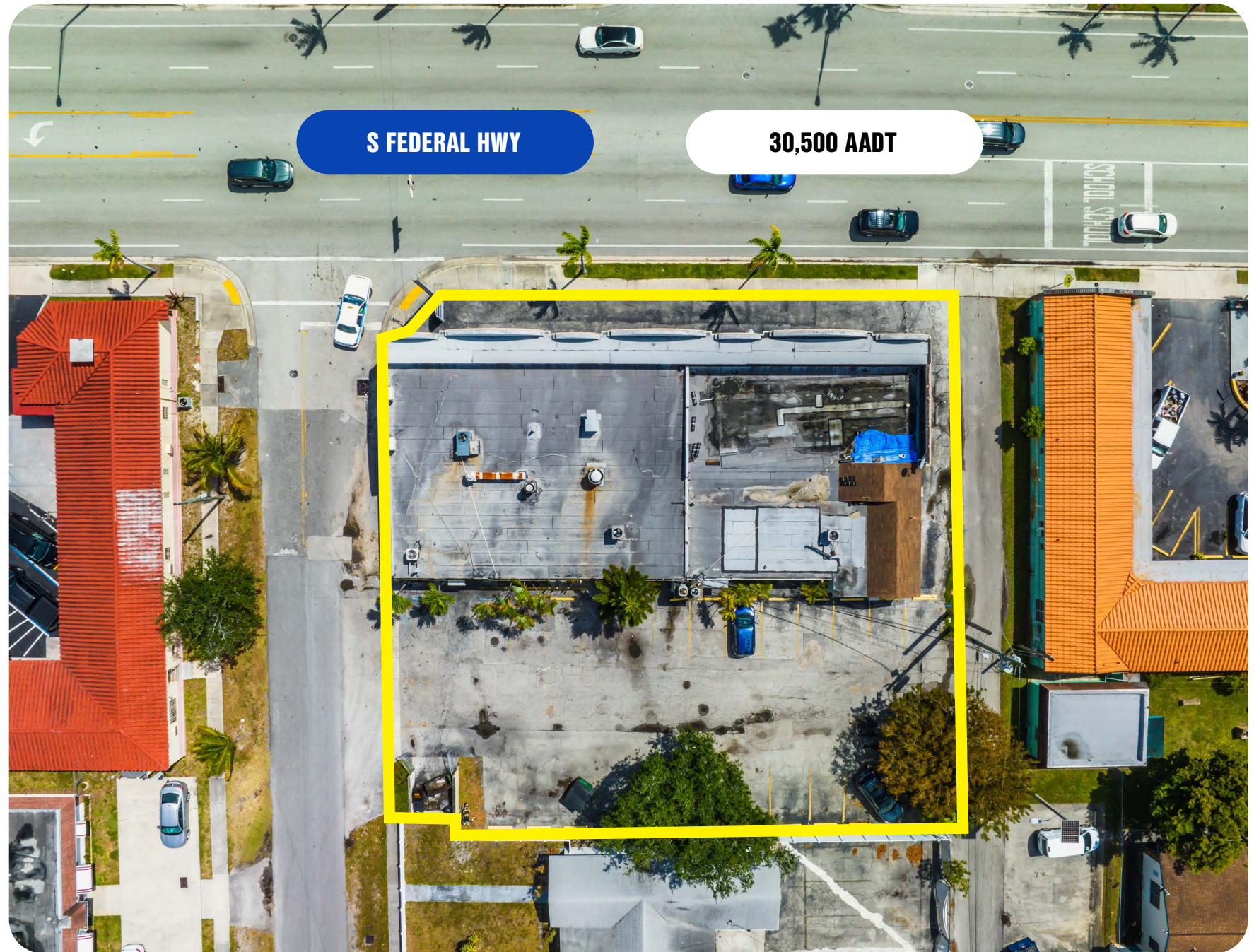


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# BIRD'S EYE VIEW





# CURRENT RENT ROLL

\*All leases have demo clauses

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Unit #/ Floor*	Square Footage +/-	Monthly Rent (Base)	Yearly Rent (Base)	Lease Type	Price/SF (Base Annual)	Lease Expiration
1200	1,800	\$3,500.00	\$42,000.00	Modified Gross	\$23.33	1/31/27
1204 - 1208	1,800	\$3,600.00	\$43,200.00	Modified Gross	\$24.00	1/31/27
1214	900	\$1,653.75	\$19,845.00	Modified Gross	\$22.05	January 14, 2022
1216	900	\$1,850.00	\$22,200.00	Modified Gross	\$24.67	2/28/26
1218	1,160	\$1,656.08	\$19,872.96	Modified Gross	\$17.13	July 31, 2023
<b>Total</b>	<b>6,560</b>	<b>\$12,259.83</b>	<b>\$147,117.96</b>		<b>Average \$22.43</b>	

## PROPERTY EXPENSES

<b>Gross Annual Income</b>	<b>\$147,118</b>
FPL	PAID BY TENANT
WATER & TRASH	PAID BY TENANT
PROPERTY TAXES	\$29,039
INSURANCE	\$4,160
<b>Total Expense Amount</b>	<b>\$33,199</b>
<b>Current NOI</b>	<b>\$113,919</b>



# PRO-FORMA RENT ROLL

Unit #/ Floor	Square Footage +/-	Monthly Rent (Base)	Yearly Rent (Base)	Lease Type	Price/SF (Base Annual)	Lease Expiration
1200	1,800	\$1,800.00	\$21,600.00	NNN	\$24.00	N/A
1204 - 1208	1,800	\$1,800.00	\$21,600.00	NNN	\$24.00	N/A
1214	900	\$1,800.00	\$21,600.00	NNN	\$24.00	N/A
1216	900	\$1,800.00	\$21,600.00	NNN	\$24.00	N/A
1218	1,160	\$4,350.00	\$52,200.00	NNN	\$29.00	N/A
<b>Total</b>	<b>6,560</b>	<b>\$13,773.33</b>	<b>\$165,280.00</b>		<b>Average \$24.67</b>	

## PROPERTY EXPENSES

<b>Gross Annual Income</b>	<b>\$165,280</b>
FPL	Paid By Tenant
Grounds/Landscaping	Paid By Tenant
Water & Trash	Paid By Tenant
Property Taxes	Paid By Tenant
Insurance	Paid By Tenant
<b>Total Expense Amount</b>	<b>\$0</b>
<b>PRO-FORMA NOI</b>	<b>\$165,280</b>
	<b>CAP Rate: 7.2%</b>

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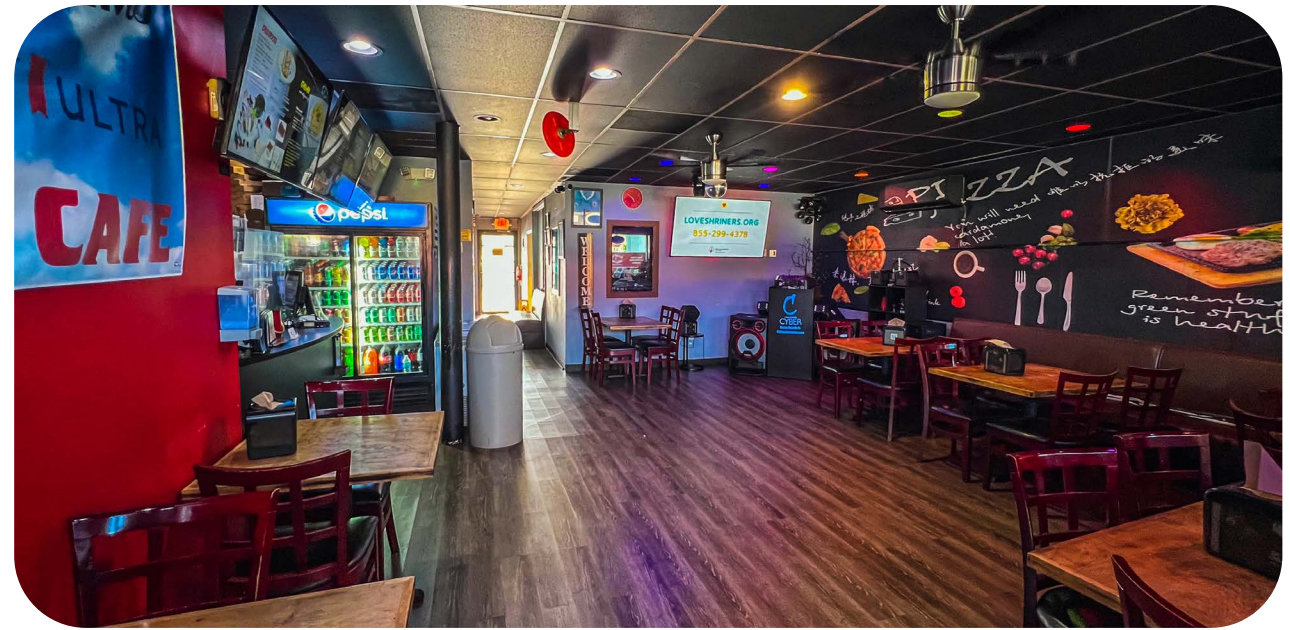




# EXTERIOR PHOTOS







# INTERIOR PHOTOS







# INTERIOR PHOTOS





# NORTH VIEW

FT LAUDERDALE  
AIRPORT

THE CASINO @  
DANIA BEACH



S FEDERAL HWY

S FEDERAL HWY





# SOUTH VIEW

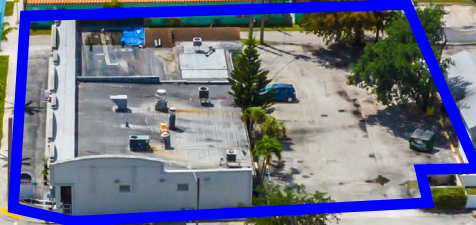
HOLLYWOOD CIRCLE

1.8 MILES AWAY



S FEDERAL HWY

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# RETAIL MAP







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